



RETAIL PROPERTY FOR SALE IN REDFORD TWP

# REDFORD RECREATIONAL DISPENSARY

25001 EIGHT MILE W, REDFORD TWP, MI 48240

## OVERVIEW

Located at 25001 Eight Mile W in Redford Township, MI 48240, this municipally approved recreational dispensary site occupies a prime position along one of Metro Detroit's busiest thoroughfares. Featuring 200 feet of frontage on Eight Mile Road, a signalized intersection, and multiple curb cuts, the property offers exceptional visibility, safe access, and versatile traffic flow, attracting both local residents and commuters. The site serves a densely populated area, with more than 50,000 residents within a 3-mile radius.

The freestanding building encompasses 7,120 square feet, providing ample space for retail operations, complemented by 20 parking spaces to ensure customer convenience. Zoned C-2 (General Commercial), the property meets all compliance requirements for dispensary use, blending seamlessly into an economically revitalized area that increasingly supports new business growth. These strategic advantages—accessibility, visibility, and favorable demographics—position this site as an ideal location for a thriving dispensary.

Price includes Marihuana Retail Establishment License + Real Estate

## PROPERTY HIGHLIGHTS

- Free Standing Building
- 7,120 SF with multiple curb cuts
- Corner lot with 200' of Eight Mile Road frontage
- Signalized Intersection
- 0.5 Acres with excellent street presence
- Existing pylon sign
- 20 Parking Spots

OFFERING PRICE  
previously ~~\$1,995,000~~

**\$1,495,000**

BUILDING SIZE

**7,120 sq. ft**

3-MILE POP.

**50,000+**

DAILY TRAFFIC

**50,000+**

📞 248-453-6202  
✉ SALES@GREENZONEDREALTY.COM  
🌐 WWW.GREENZONEDREALTY.COM  
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



**GREEN ZONED  
REALTY**



# CLEAN INTERIOR READY FOR BUILDOUT



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# ADDITIONAL PHOTOS



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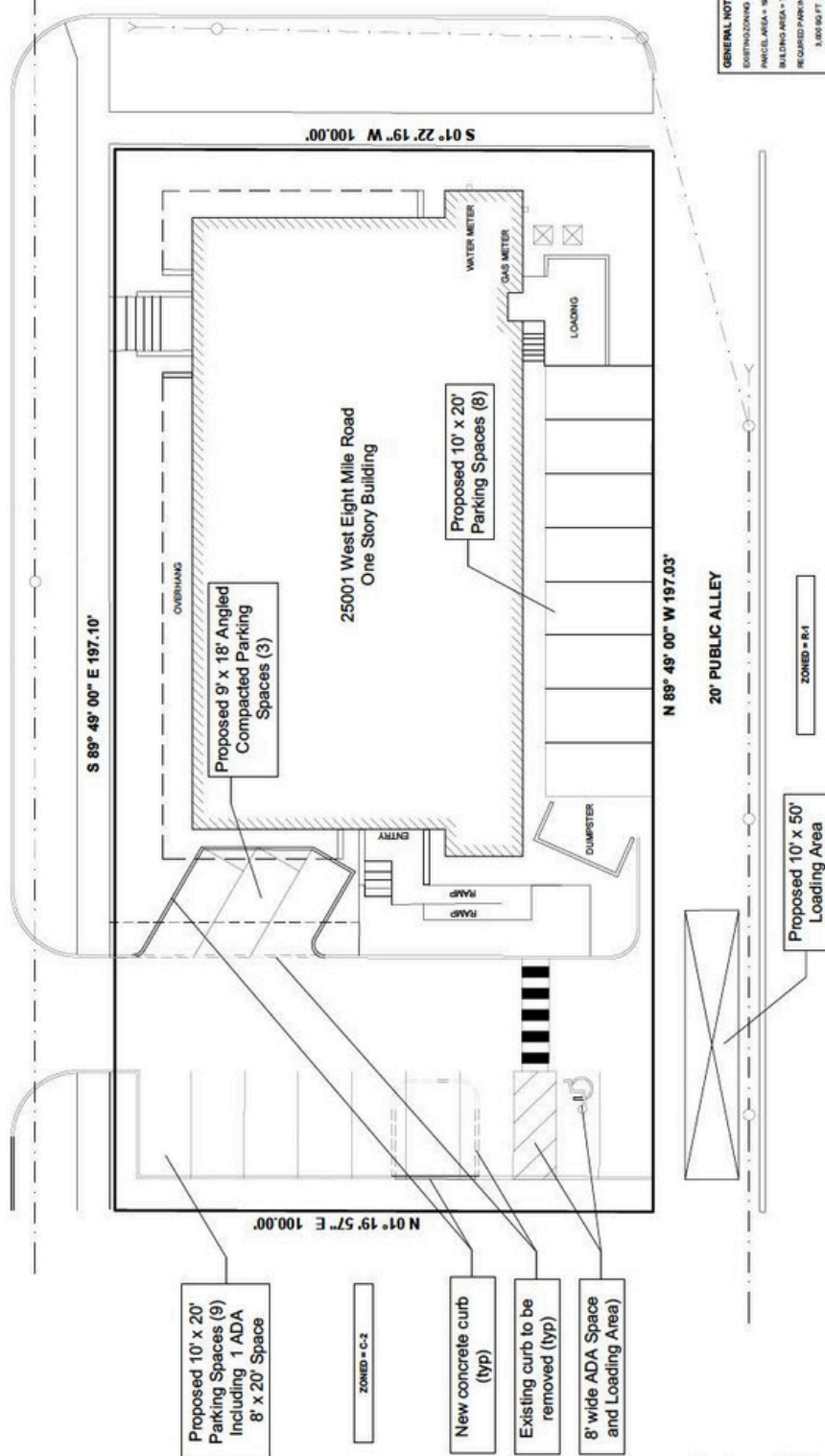


**PEA GROUP**  
t: 044.813.2949  
[www.pea-group.com](http://www.pea-group.com)



## LOCATION MAP

**WEST EIGHT MILE ROAD (204' ROW)**



GENERAL NOTES AND DATA:

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EXISTING ZONING = C-2 GENERAL COMMERCIAL  
PARCEL AREA = 9,200 SQ FT (0.42 ACRES)  
BUILDING AREA = 7,000 SQ FT (GROSS), 3,000 SQ FT (USABLE)  
REQUIRED PARKING, 1 SPACE / 100 SQ FT OF USABLE FLOOR AREA  
3,000 SQ FT x 1 SPACE / 100 SQ FT = 30 SPACES

16' x 10' x 20' SPACES  
3' x 18' SPACES (COMPACT)  
1' x 20' HANDICAP SPACE  
TOTAL SPACES = 20

**NOT FOR CONSTRUCTION**

C-1.0

PEA JOB NO.	2-025-0060
P.M.	J.P.P.
D.N.	J.P.P.
D.E.S.	J.P.P.

FIVE POINTS ROAD (76' ROW

**SHEET INDEX**

A8.1	ARCHITECTURAL SITE PLAN
A8.2	LANDSCAPE PLAN
A8.3	LANDSCAPE NOTES
A8.4	FLOOR PLAN
A8.5	EXTERIOR ELEVATIONS

## PROPOSED PROVISIONING CENTER

BUILDING TO SITE RATIO:

7.300 G.P.  
19.7406 G.P. - 0.43 ACRES  
54-1346

**LEGAL DESCRIPTIONS:**

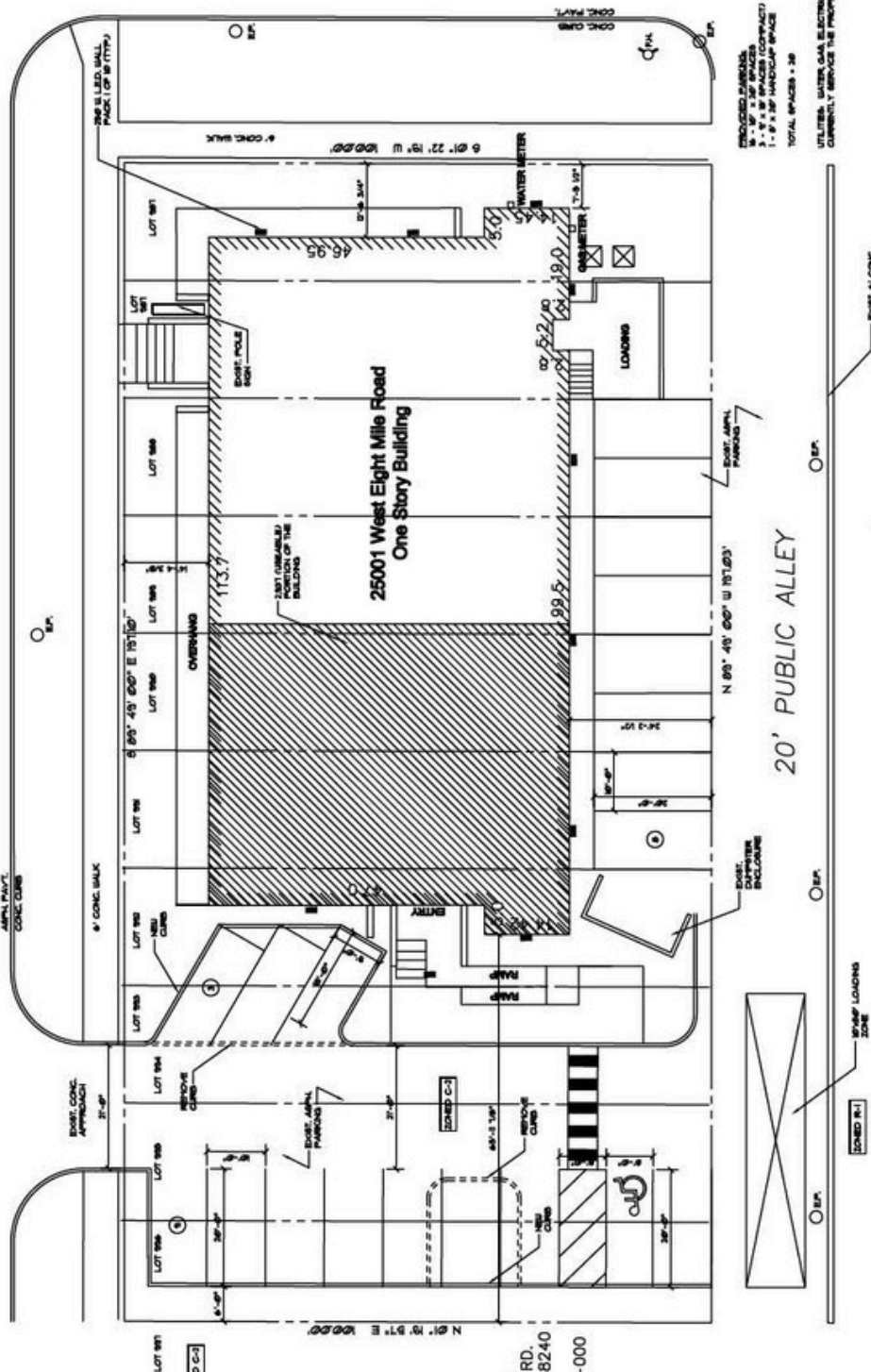
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PROPERTY DESCRIPTION AS SURVEYED:

[illegible]

WEST EIGHT MILE ROAD (204' ROW)

LOCATION MAP   
NO SCALE



BEWAM LIMITED  
25081 EIGHT MILE RD.  
REDFORD TWP., MI 48240  
PARCEL  
#79-001-01-0997-000

20' PUBLIC ALLEY

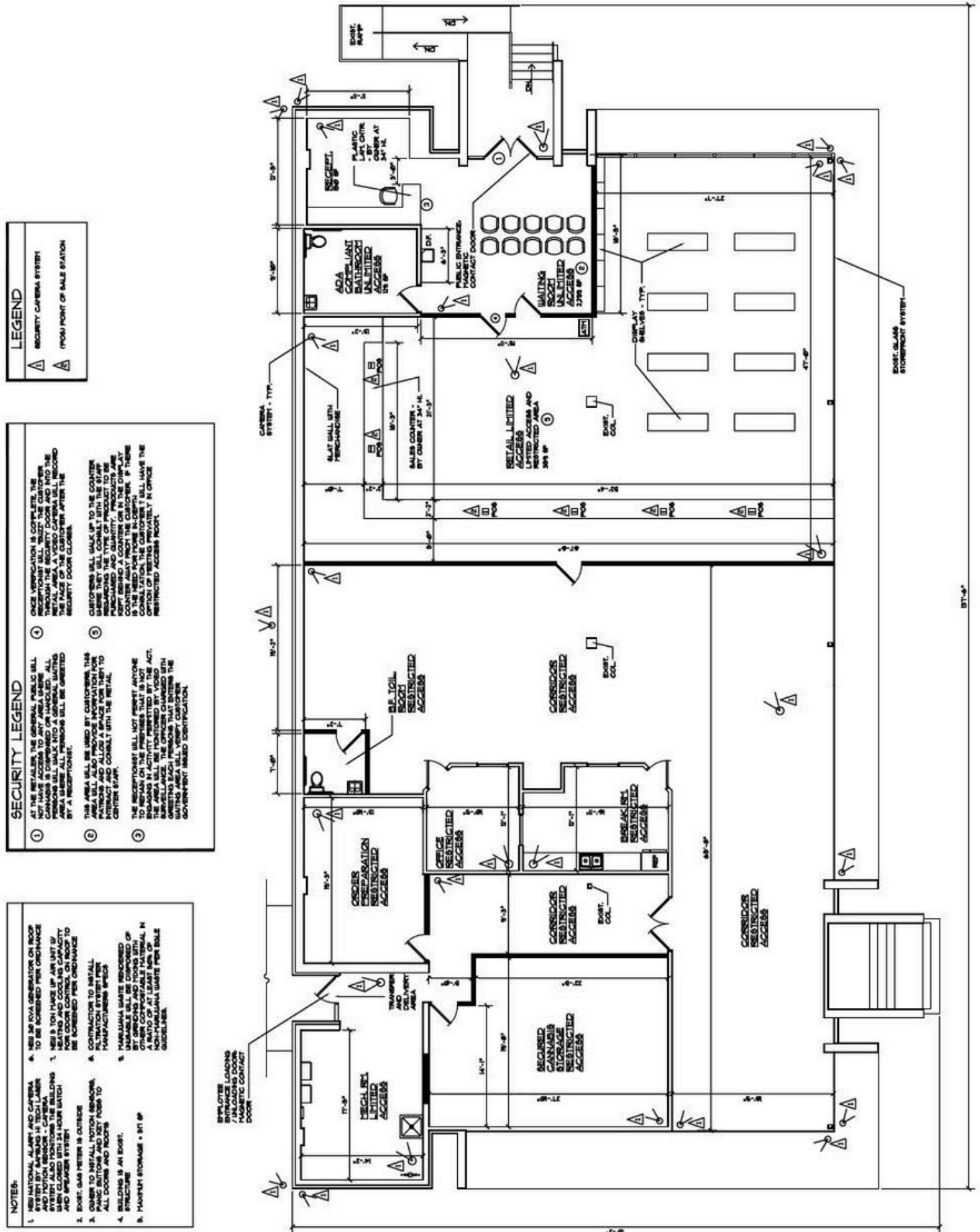
ARCHITECTURAL SITE PLAN

2001 11 15 10:00 AM



**WILSON**

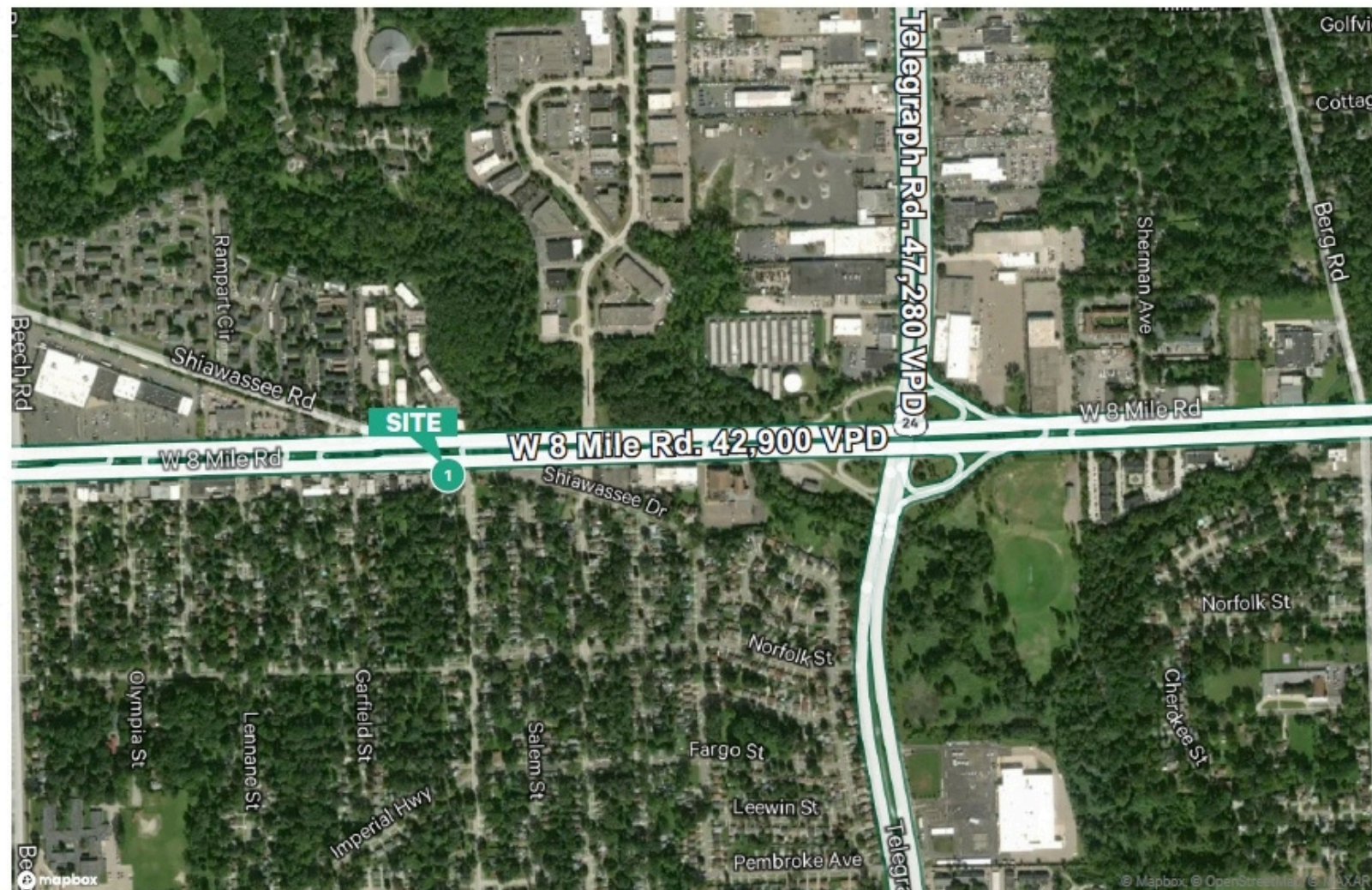
# PLANS



**FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

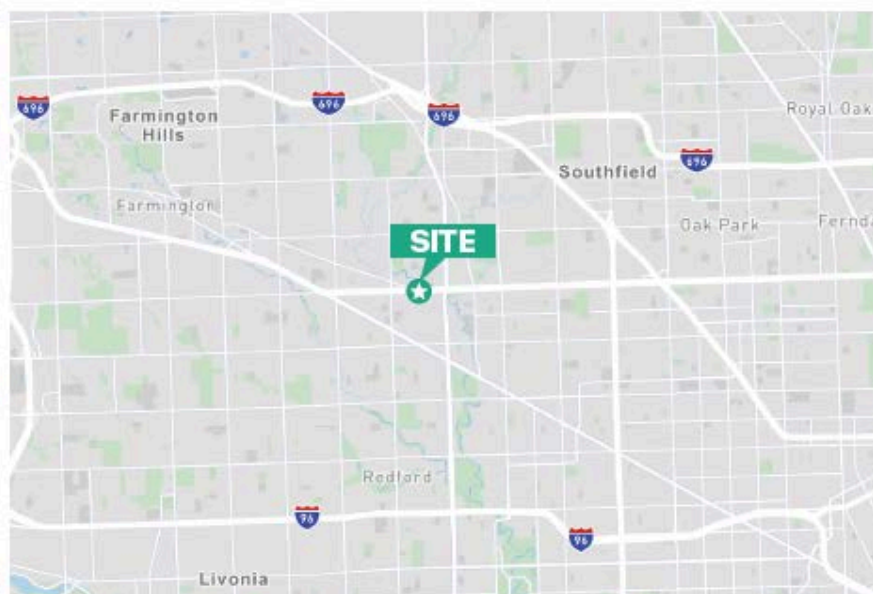


# TRAFFIC COUNTS/ DEMOGRAPHICS



## 3 MILE RADIUS

Businesses	3,029
Employees	42,636
Population	94,828
Households	41,311
Average HH Income	\$73,943
Per Capita Income	\$32,285
Employed Pop-16+	51,386





# WEEDMAPS/COMPETITION

